

*THE CITY OF VAUGHAN*

*BY-LAW*

**BY-LAW NUMBER 166-2023**

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
- a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “EM2 General Employment Zone” to “EM1 Prestige Employment Zone” in the manner shown on the said Schedule “1”.

b) Deleting Subsection 14.1005 in Part 14 Exception Zones and replacing it with a new Subsection 14.1005 as follows:

Exception Number 1005	Municipal Address: 350 Hunter's Valley and 30 Labourers Way
Applicable Parent Zone: EM1, EM2	
Schedule A Reference: 81	
By-law 166-2023	
14.1005.1 Permitted Uses	
<p>1. The following provisions shall apply to lands zoned "EM2(H)" with the Holding Symbol "(H)" on Figure E-1503, until the Holding Symbol "(H)" is removed pursuant to Subsection 36(3) or (4) of the Planning Act:</p> <p>a. Lands zoned with the Holding Symbol "(H)" shall be used only for a <u>use legally existing</u> as of the date of the enactment of By-law 79-2012, or the production of field crops. The Holding Symbol "(H)" shall be removed in whole or in part when Labourer's Way and Hunter's Valley Road, together with the intersection of Hunter's Valley Road and Labourer's Way, have been constructed in</p>	

	conjunction with the adjacent lands to provide the lands zoned with the Holding Symbol “(H)” with full road access, to the satisfaction of the Vaughan Development/Transportation Engineering and Development Planning Departments.
2.	The following provisions shall apply to lands zoned “EM1(H)” and “EM2(H)” with the Holding Symbol “(H)” on Figure E-1503, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:  a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 79-2012, or the production of field crops, until the Holding Symbol “(H)” is removed. The Holding Symbol “(H)” shall be removed in whole or in part, when the blocks are merged with blocks on the lands to the south to form full developable blocks which comply with the respective <u>lot frontage</u> and <u>lot area</u> requirements, to the satisfaction of the Vaughan Development Planning Department.
14.1005.2	Other Provisions
1.	For lands zoned EM1 and identified as Building ‘B’ lands, as shown on Figure E-1503, a <u>short-term bicycle parking space</u> shall have a minimum <u>setback</u> of 2.0 m from a <u>parking area</u> .
14.1005.3	Figures
	Figure E-1503

- c) Deleting Figure E-1503 in Subsection 14.1005 and replacing it with Figure E-1503 attached hereto as Schedule “3”.
- d) Deleting Map 81 in Schedule A and substituting therefore Map 81 attached hereto as Schedule “2”.

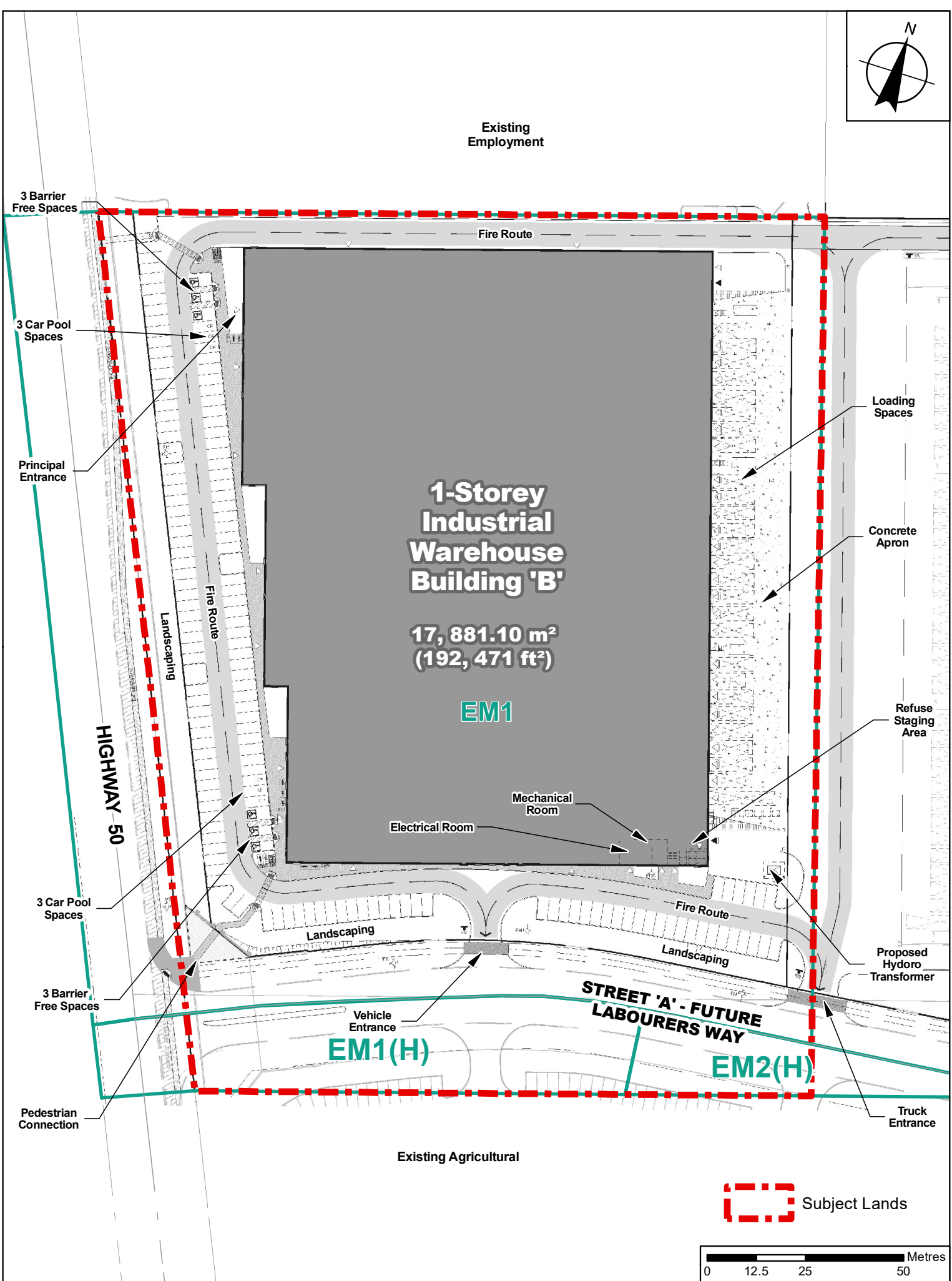
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 17th day of October, 2023.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 8 of Report No. 39 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 17, 2023.  
City Council voted in favour of this by-law on October 17, 2023.  
Approved by Mayoral Decision MDC 005-2023 dated October 17, 2023.  
**Effective Date of By-Law: October 17, 2023**



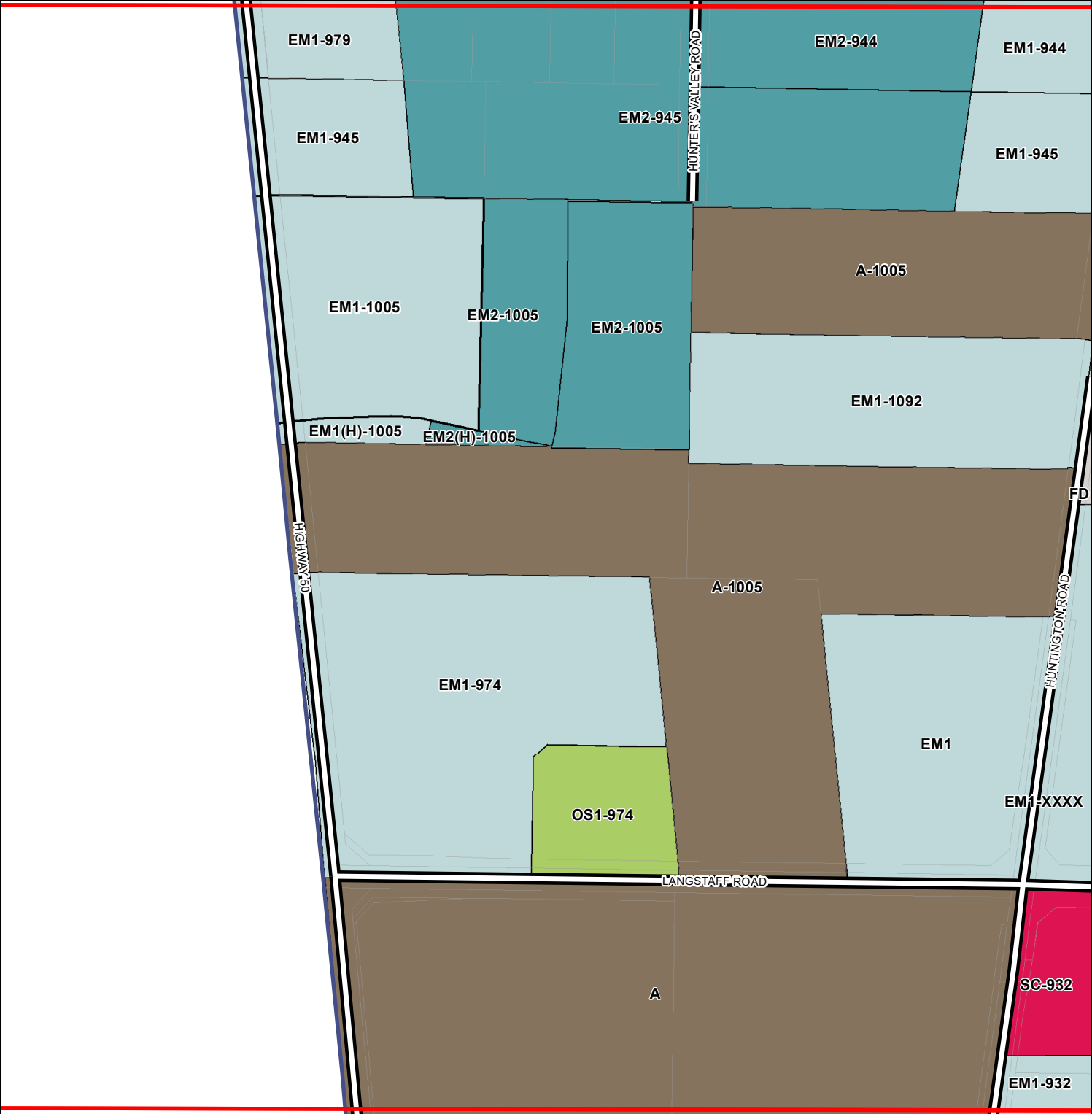
This is Schedule '1'  
To By-Law 166-2023  
Passed the 17th Day of October, 2023

**File:** Z.21.054  
**Related File:** DA.21.063  
**Location:** Part of Lots 11 and 12, Concession 10  
30 Labourers Way  
**Applicant:** Highway 50 Nominee Inc.  
**City of Vaughan**

Signing Officers  
  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 81



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

**Mixed-Use Zones**

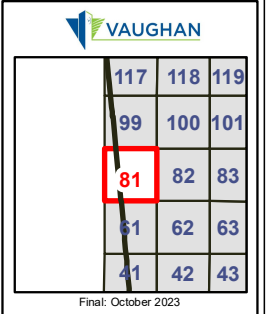
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

**Employment Zones**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

**Other Zones**

- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021



1:5,000

Final: October 2023

THIS IS SCHEDULE '2'  
TO BY-LAW 166-2023  
PASSED THE 17th DAY OF OCTOBER, 2023

File: Z.21.054

Related File: DA.21.063

Location: Part of Lots 11 and 12, Concession 10

30 Labourers Way

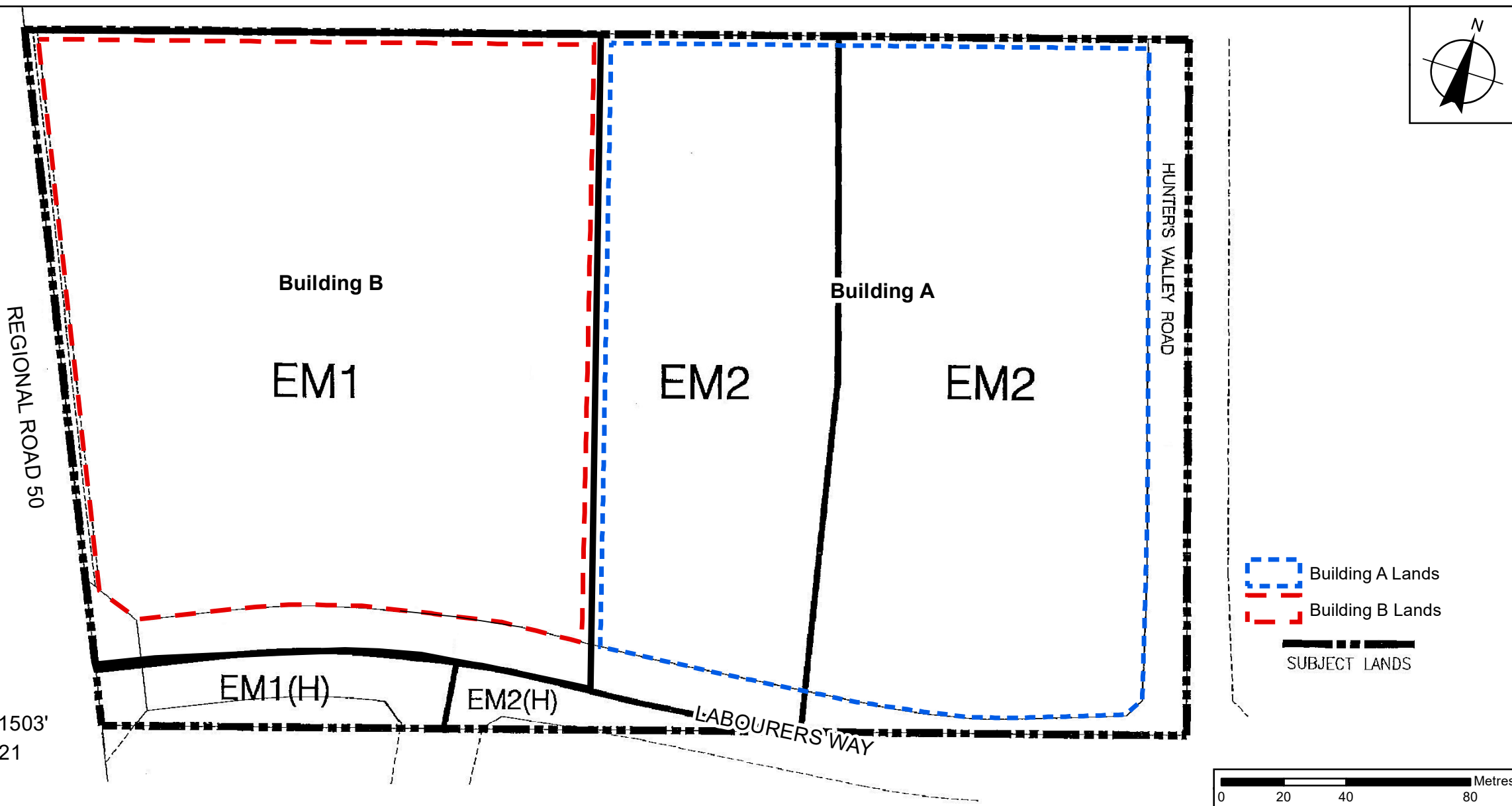
Applicant: Highway 50 Nominee Inc.

City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK



**File:** Z.21.054  
**Related File:** DA.21.063  
**Location:** Part of Lots 11 and 12, Concession 10  
 30 Labourers Way and 350 Hunter's Valley Road  
**Applicant:** Highway 50 Nominee Inc.  
**City of Vaughan**

This is Schedule '3'  
 To By-Law 166-2023  
 Passed the 17th Day of October, 2023

Signing Officers

Mayor

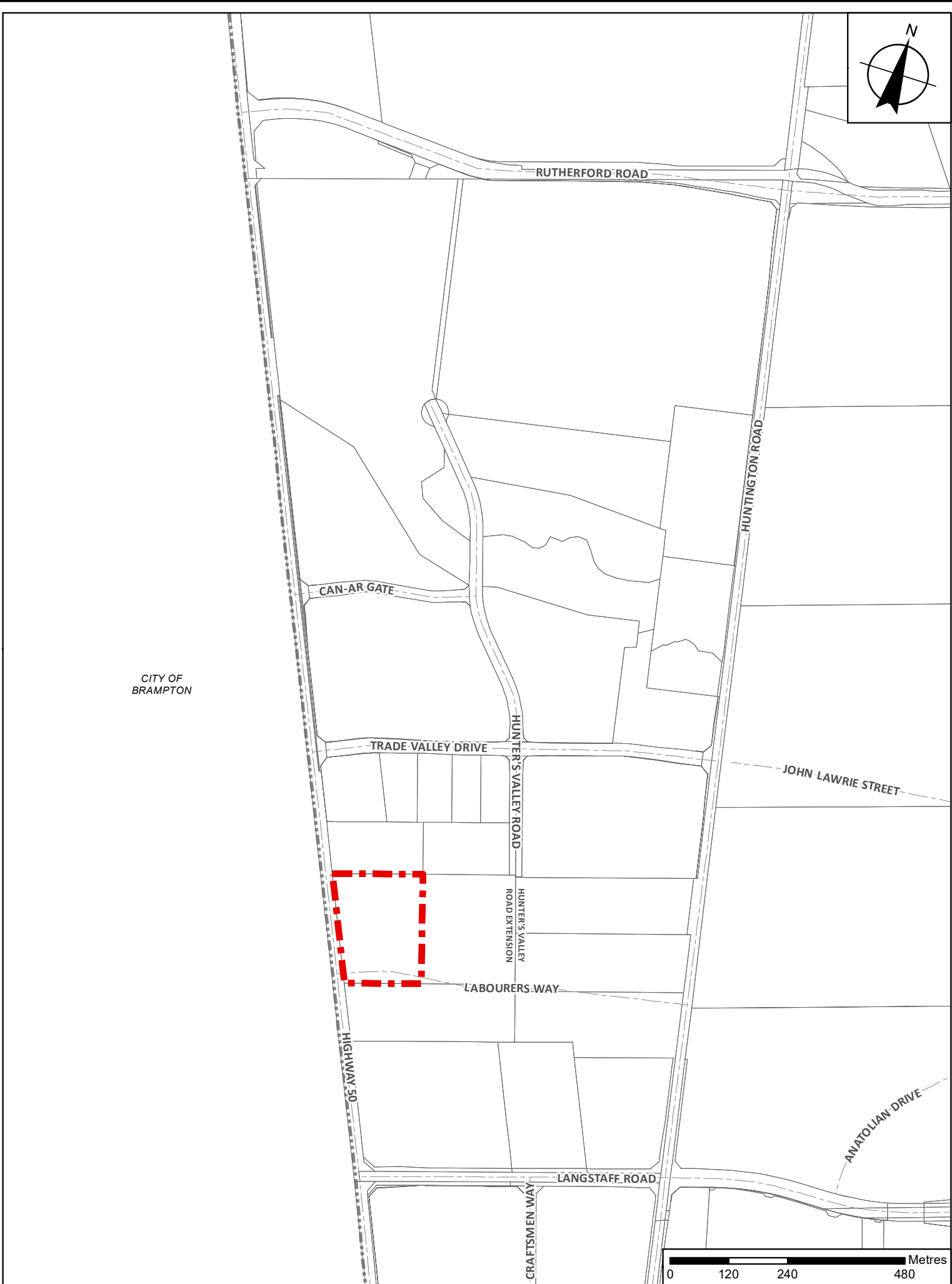
Clerk

### **SUMMARY TO BY-LAW 166-2023**

The lands subject to this By-law are located on the east side of Highway 50, south of Trade Valley Drive, municipally known as 350 Hunter's Valley Road and 30 Labourers Way, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the lands from "EM2 General Employment Zone" to "EM1 Prestige Employment Zone".

This By-law also provides for a site-specific development standard to require short-term bicycle parking spaces be setback 2 m from a parking area.



# Location Map To By-Law 166-2023

**File:** Z.21.054  
**Related File:** DA.21.063  
**Location:** Part of Lots 11 and 12, Concession 10  
30 Labourers Way  
**Applicant:** Highway 50 Nominee Inc.  
**City of Vaughan**

 Subject Lands